

MOTION BY SUPERVISOR GLORIA MOLINA

April 1, 2008

The County of Los Angeles (County) owns an approximately 75,602 square foot parcel of land located at 5019 East Third Street, East Los Angeles (County Property). The County Property is improved with a 26,507 square foot building which functions as the Sheriff's East Los Angeles Station, providing law enforcement services for the unincorporated County area and the contract city of Commerce.

The adjacent landowner, developer National Community Renaissance of California (National CORE), is endeavoring to develop an affordable housing project located at 5051 East Third Street, East Los Angeles (Project). National CORE, a 501 (c) (3) non-profit corporation, currently owns, manages or has developed approximately 10,000 affordable apartment units throughout the greater Southern California area.

Commonly referred to as the 3rd and Woods Family Project, National CORE's development project will be comprised of 60 low-income multi-family rental units together with a commercial/retail component. The development's location is within close proximity to public transportation (about one city block away from the last stop of the Gold Line extension), and within walking distance from parks, schools, health

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Molina _____

Yaroslavsky _____

Knabe _____

Antonovich _____

Burke _____

centers, markets and libraries.

To help facilitate the project, National CORE is seeking to acquire from the County an approximately 1,500 square foot unimproved portion of the County Property (located at its eastern border). The portion of the County Property to be acquired by National CORE is not currently being used for County purposes nor is there any foreseeable use for such property in the future. The proposed conveyance does not conflict or interfere with the operations of the Sheriff's Station.

The proposed conveyance is authorized by California Government Code Section 26227 which provides that in the furtherance of establishing programs that serve a public purpose, the Board may make available any real property of the County (which is not needed for County purposes) to a nonprofit corporation in order to implement those programs. In that regard, the public purpose being served by this conveyance is the establishment of affordable housing for County constituents seeking to reside in the greater East Los Angeles area.

Compensation for granting the proposed conveyance will be National CORE's commitment to provide the proposed housing in accordance with the acceptable guidelines for affordable housing. National CORE has indicated that the project will provide 59 rental units designated for low-income families pursuant to the following income levels: six units offered at 30 per cent Area Median Income (AMI); nine units offered at 45 per cent AMI; 44 units offered at 50 per cent AMI; and one unit required for an on-site manager which will not be income restricted.

In order to secure National CORE's commitment, the deed of conveyance used in this transaction will impose restrictions to provide affordable housing at the indicated

income levels. In the event that National CORE does not maintain the project's affordable housing status, all right, title and interest in the real property shall automatically revert back to the County.

**THEREFORE, AS AUTHORIZED BY GOVERNMENT CODE SECTION 26227, I
MOVE THAT THE BOARD:**

1. Find that the portion of the County Property to be conveyed is not needed for County purposes; and
2. Find that the proposed conveyance of said property is categorically exempt from California Environmental Quality Act (CEQA) under Class 12 of the County's Environmental Document Reporting Procedures and Guidelines and Section 15312 of the state CEQA Guidelines (Surplus Government Property Sales); and
3. Find that the development of 60 affordable rental units offered for low-income families and seniors serves a public purpose which benefits the County and its residents; and
4. Approve the conveyance for an approximately 1,500 square foot unimproved portion of the County Property located at 5019 East Third Street, East Los Angeles, to National CORE on a gratis basis, in exchange for National CORE's commitment to maintain the 3rd and Woods Family Project consistent with the established guidelines for affordable housing. In that regard, National CORE has committed to offer 59 rental units designated for low-income families pursuant to the following income levels: six units offered at 30 per cent Area Median Income (AMI); nine units offered at 45 per cent AMI; 44 units offered at 50 per cent AMI; and one unit required for an on-site manager which will not be income restricted. The 3rd and Woods Family Project shall provide housing and services that are equally available and

open to County residents of incorporated and unincorporated territory, and there shall be no discrimination against or preference, gratuity, bonus or other benefits given to County residents of incorporated areas not equally accorded County residents of unincorporated territory. In the event National CORE does not comply with the provisions as indicated above, all right, title and interest in the portion of the County Property to be conveyed shall automatically revert back to the County; and

5. Authorize the Chief Executive Office to finalize and execute all documents necessary to complete the subject transaction upon review and approval by County Counsel.

NE/sf